

# Raine&Horne.<sup>®</sup> Commercial

SMITHFIELD  
Building 1 & 2/120-122 Warren Road

2235 - 4494 sqm

FREESTANDING BUILDING WITH EXCELLENT TRUCK  
ACCESS  
SIZES FROM 2,235m<sup>2</sup> to 4,494m<sup>2</sup>

FROM \$436,000 TO \$876,000 PA NET + GST

Raine & Horne Commercial Bankstown is proud to present an exclusive sublease opportunity at 120-122 Warren Road, Smithfield – offering Building A, Building B, or both.

This flexible option allows tenants to lease either building individually (approx. 2,259m<sup>2</sup> and 2,235m<sup>2</sup>) or secure a combined total of 4,494m<sup>2</sup>. The property boasts outstanding truck access with generous driveways and efficient container handling areas.

Property Highlights:

- Building A: 2,259m<sup>2</sup> with internal clearance up to 9.1m
- Building B: 2,235m<sup>2</sup> with internal clearance up to 9.1m
- Total combined area: 4,494m<sup>2</sup>

Property ID	L33455704
Property Type	Industrial/Warehouse
Building / Floor Area	2235 - 4494
Land Area	7600.0 sqm

AGENT

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- Land size: 7,600m<sup>2</sup>
- Separation: Secure roller shutter between buildings
- Office space: Air-conditioned over two levels
- Amenities: Available on both floors
- Yard: Large concrete hardstand
- Zoning: E4 – General Industrial
- Weather protection: Covered awnings
- Security: Fully fenced and gated site
- Access: 4 container-height roller doors (on-grade)
- Parking: Abundant on-site parking

The property is available for immediate occupancy.

Prime Smithfield Location:

Strategically positioned in the established Smithfield industrial precinct, this site is just minutes from the Cumberland Highway, Great Western Highway, and the M4 and M7 Motorways, offering seamless connectivity across Greater Sydney. Smithfield is a highly sought-after logistics and warehousing hub due to its central location between the Sydney CBD, Parramatta, and Western Sydney growth areas. The area is home to a range of national and international occupiers and benefits from excellent infrastructure and workforce accessibility.

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